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The Functional Classification of Buildings (FCB) is a classification whose primary application is to classify buildings according to the stated predominant function or purpose of the building.

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Preface

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1. The Functional Classification of Buildings (FCB), is designed to provide a standard framework for the classification of buildings according to their function. It is used in the collection, production and dissemination of building statistics. Buildings are classified or assigned to the FCB according to their final usage.
2. This version updates previous editions. The revisions to the 1986 FCB placed a significant focus upon retention and improvement of the distinctions within the classification, whilst taking into account new and emerging trends within the building industry. It is broadly compatible with earlier editions.
3. The revised classification was reviewed by a number of agencies and the ABS would like to thank staff of these agencies for their contribution.

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Residential Buildings

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Residential Buildings

- Separate, kit and transportable houses
 - Separate House
 - Kit Houses
 - Transportable or relocatable houses
- Semi-detached, row or terrace houses, townhouses
 - One storey
 - Two or more storeys
- Flats, units or apartments
 - In a one or two storey block
 - In a three storey block
 - In a four or more storey block
 - Attached to a house
- Other residential buildings n.e.c.

Other residential buildings n.e.c.

Other residential buildings not elsewhere classified includes all those residential buildings not else where classified.

Residential buildings

Buildings that contain one or more dwellings, constructed for the purpose of the provision of long term accommodation. Examples include: detached houses, townhouses, flats, cottages and weekenders.

This division excludes buildings providing short term commercial accommodation.

Where non-residential functions are contained in the building, such as shops, hotel/motel rooms, or an office, only those buildings which are dwellings and can be separately identified are counted as residential buildings.

Separate, kit and transportable house.

A class covering houses that are free standing. The class has three subclasses:

Separate house

This is a house separated from other houses (or other buildings or structures) by space to allow access on all sides (at least 500 millimetres). This sub-class also includes houses which have an attached flat (eg. a granny flat). The attached flat will be included in the 'Flats, units or apartments' sub-class.

Kit house

A type of separate house which structurally consists of predominantly prefabricated components, generally provided as a kit, and intended for assembly on site.

Transportable/relocatable house

A type of separate house specifically designed to be readily transportable or relocatable to another site, this sub-class includes caravans intended for long term residency. Short term caravan accommodation is excluded.

Semi-detached, row or terrace house, townhouse

This class covers dwellings with their own private grounds and no separate dwelling above or below. A key feature of these dwellings is that they are either attached in some structural way to one or more dwellings or are separated from neighbouring dwellings by less than 500 millimetres. Multi-storey townhouses are separately identified from those which are single

storey. Includes duplexes.

Flats, units or apartments

This class covers all dwellings in blocks of flats, units or apartments. These dwellings do not have their own private grounds and usually share a common entrance foyer or stairwell. This class includes houses converted into flats, and flats attached to houses such as granny flats.

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Abbreviations

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ABS Australian Bureau of Statistics

ANZSPC Australian and New Zealand Standard Product Classification

CPC Central Product Classification version 1.0

DSC Dwelling Structure Classification

FCB Functional Classification of Buildings

n.e.c. Not elsewhere classified

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Commercial Buildings

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Commercial buildings

Retail and wholesale trade buildings

Transport buildings

 Passenger transport buildings

 Non-passenger transport buildings

 Commercial carparks

 Transport buildings n.e.c.

Offices

Commercial buildings n.e.c.

Commercial buildings

Buildings primarily occupied with or engaged in commercial trade or work intended for commercial trade, including buildings used primarily for retail and wholesale trade, office and transport activities. Excludes residential and industrial buildings.

Retail and wholesale trade buildings

Buildings primarily used in the sale of goods to intermediate and end users, excluding warehouses. Examples include: department stores, shopping centres, funeral parlours, laundromats and jewellers.

Transport buildings

Buildings primarily used in the provision of transport services. This class has four subclasses:

Passenger transport buildings

Buildings primarily used in providing passenger transport facilities, such as passenger, bus and rail terminals. Examples include: bus and coach depots, railway ticket offices, tram workshops, bus servicing depots and airport terminal buildings.

Non-passenger transport buildings

Buildings primarily used in providing non-passenger transport facilities, such as freight and port loading terminals. Other examples include: weighbridge stations and cargo sheds.

Commercial carparks

A carpark that is commercial in nature and is built independently of other building developments. Carparks built as part of other distinct building developments and are intended to service these are excluded from this definition and should be classified to the buildings with which they are associated. Examples include: carparks (covered, multistorey or underground) and parking stations (covered or multistorey).

Transport buildings n.e.c.

Includes buildings such as train servicing depots, air traffic control buildings, and aircraft storage buildings (hangar).

Offices

Buildings primarily used in the provision of professional services or public administration; examples include: office buildings, insurance or finance buildings, general government offices. Examples include: Medicare offices, administration blocks, insurance offices, stock exchange premises and town halls.

Commercial buildings n.e.c.

Commercial buildings not elsewhere classified, such as garage - smash repair, marina, mail sorting centre, metering station and petrol stations.

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Purpose

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1. The Functional Classification of Buildings (FCB) is a classification primarily to classify buildings according to the stated predominant function or purpose.
2. It is principally used by the economic collections of the Australian Bureau of Statistics (ABS). Data is compiled using this classification in a range of ABS publications including:
 - Building Approvals, Australia, Australian Bureau of Statistics (Cat. no. 8731.0)

- Building Activity, Australia: Dwelling Unit Commencements, Preliminary, Australian Bureau of Statistics (Cat. no. 8750.0)
- Building Activity, Australia, Australian Bureau of Statistics (Cat. no. 8752.0)
- Construction Work Done, Australia, Preliminary, Australian Bureau of Statistics (Cat. no. 8755.0)

3. For the purpose of this primary application a building is a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design is the provision for regular access by persons in order to satisfy its intended use.

4. For these collections the function of the completed building is determined at the time the building approval is lodged.

5. As the classification encompasses all building types it can be used for other applications.

6. A concordance with a subset of the FCB is also to classify buildings in the ABS survey collections such as the Population Census and monthly Labour Force Surveys. For more information please refer to the 'Relationship with Social Classifications' section of this document.

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Industrial Buildings

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Industrial buildings

Factories and other secondary production buildings
 Warehouses
 Agricultural and aquacultural buildings
 Industrial buildings n.e.c.

Industrial buildings

Buildings used for warehousing and the production and assembly activities of industrial or manufacturing processes. This division also includes factories and plants, and buildings used for agricultural and aquacultural activities.

Factories and other secondary production buildings

Buildings housing, or associated with, production and assembly processes of intermediate and final goods. Examples include: assaying laboratories, assembly plant, electricity generation plants, testing laboratories, printing works, and transient mining accommodation.

Warehouses

Buildings primarily used for storage of goods, excluding bulk storage of produce and agricultural and aquacultural buildings. Examples include: timberyard sheds, storage depots and military stores.

Agricultural and aquacultural buildings

Buildings housing, or associated with, agricultural and aquacultural activities including bulk storage of produce. Examples include: shearing sheds, poultry sheds, wool sheds, glasshouses, fruit packing sheds, grain silos and shearers' quarters.

Other industrial buildings n.e.c

Industrial buildings not elsewhere classified, such as crusher house, and oil depot (buildings, not tanks).

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The Classification Structure

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The classification has a hierarchical structure split into four divisions, eighteen classes and thirty sub classes.

The divisions are:

This section contains the following subsection :

- Residential Buildings
- Commercial Buildings
- Industrial Buildings
- Other Non-residential Buildings

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Other Non-residential Buildings

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Other non-residential buildings

- Education buildings
- Religion buildings
- Aged care facilities (including nursing homes)
- Health facilities (non aged-care medical services)
 - Hospitals
 - Health buildings n.e.c.
- Entertainment and recreation buildings
- Short term accommodation buildings
 - Self contained, short term apartments
 - Hotels (predominately accommodation), motels, boarding houses, hostels or lodges
 - Other short term accommodation buildings n.e.c.
- Non-residential buildings n.e.c.

Other non-residential buildings

Non-residential buildings that are not classified to commercial or industrial use.

Education buildings

Buildings used in the provision or support of educational services including classrooms, laboratories and school canteens. Includes group accommodation used to support the provision of educational services not separately identified such as halls of residence and dormitories.

Religion buildings

Buildings used for or associated with worship, or in support of programs sponsored by religious bodies used for worship and associated activities. Examples include: churches, temples, mosques, church halls, dormitories and monastic cells.

Aged care facilities (including nursing homes)

Buildings used in the provision or support of aged care facilities, excluding dwellings such as retirement villages.

Health facilities

Buildings used in the provision of non-aged care medical services. Includes group accommodation used to support the provision of non-aged medical care, where these are not identified as separate buildings, such as staff residences and nurses quarters. The class is further split into the two sub-classes:

- Hospitals
- Other health buildings n.e.c.

Examples include: laboratories, clinics and human quarantine stations.

Entertainment and recreation buildings

Buildings used in the provision of entertainment and recreational facilities or services.

Examples include: public libraries, museums, casinos, sporting facilities and licensed clubs.

Accommodation buildings

Buildings primarily used for providing short-term or temporary accommodation on a commercial basis and excluding long term accommodation.

Self-contained short term apartments

Buildings predominantly consisting of self-contained apartments primarily used for other than private dwellings. They comprise self-contained units which are available on a unit or apartment basis to the general public for a minimum of one night. Units should contain at least cooking facilities (eg. hot plates, microwave oven), refrigerator and bathing facilities. Examples include: serviced apartments and holiday apartment buildings.

Hotels (predominantly accommodation), motels, boarding houses, hostels or lodges

Commercial accommodation usually not self-contained, such as ski lodges, guest houses and youth hostels. Excludes community services hostels such as disability, women and children's hostels.

Other short term accommodation buildings n.e.c.

Accommodation buildings not elsewhere classified. Includes other accommodation

provided on a temporary basis such as youth camp dormitories.

Non-residential buildings n.e.c.

Non-residential buildings not elsewhere classified, such as council depots, police stations, veterinary premises and public toilets.

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Functional Classification of Buildings structure

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1999 FCB	
1	Residential Buildings
11	Separate, kit and transportable houses
111	Separate houses
112	Kit houses
113	Transportable/relocatable houses
12	Semi-detached, row or terrace houses, townhouses
121	One storey
122	Two or more storeys
13	Flats, units or apartments
131	In a one or two storey block
132	In a three storey block
133	In a four or more storey block
134	Attached to a house
19	Other residential buildings n.e.c.
191	Other residential buildings n.e.c.

2	Commercial Buildings
21	Retail and wholesale trade buildings
211	Retail and wholesale trade buildings
22	Transport buildings
221	Passenger transport buildings
222	Non-passenger transport buildings
223	Commercial carparks
224	Transport buildings n.e.c.
23	Offices
231	Offices
29	Commercial buildings n.e.c.
291	Commercial buildings n.e.c.

3	Industrial Buildings
31	Factories and other secondary production buildings
311	Factories and other secondary production buildings
32	Warehouses
321	Warehouses (excluding produce storage)
33	Agricultural and aquacultural buildings
331	Agricultural and aquacultural buildings
39	Industrial buildings n.e.c.
391	Industrial buildings n.e.c.

4	Other non-residential buildings
41	Education buildings
411	Education buildings
42	Religion buildings
421	Religion buildings
43	Aged care facilities
431	Aged care facilities
44	Health facilities (non-aged care medical services)
441	Hospitals
442	Health buildings n.e.c.
45	Entertainment and recreation buildings
451	Entertainment and recreation buildings
46	Short term accommodation buildings
461	Self contained, short term apartments
462	Hotels (predominately accommodation), motels, boarding houses, hostels or lodges
463	Other short term accommodation buildings n.e.c.
49	Non-residential buildings n.e.c.
491	Non-residential buildings n.e.c.

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Relationship with Social Classifications

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1. At the time of revision of the Functional Classification of Buildings (FCB), the endorsed standard for dwelling statistics was the Dwelling Structure Classification (DSC) which is

used by collections such as the Census of Population and Housing and the Australian Housing Survey. The DSC covers only residential building and classifies private dwellings according to structure. The Residential division of the 1999 FCB is broadly consistent with DSC apart from the class of Separate houses where the FCB provides greater detail than DSC, and the DSC "Other dwelling" class which includes non-permanent and mobile dwellings such as caravans, tents and houseboats which are excluded from the 1999 FCB.

2. The data produced by FCB is therefore consistent with the same concepts and principles applying to the Australian Housing Survey and the Census of Population and Housing. There are however methodological differences between these economic and social collections. The economic building collections classify buildings as they are reported in on approval documents and during construction activity, and therefore provide a count of buildings according to their original stated function. Collections such as Census of Population and Housing however, are a stocktake of buildings at a specific point in time, based on how the building is used. Where the use of the building at the time of the social collection may be different to that reported on the original building approval, the social collections can result in differing dwelling counts to the economic collections.

3. The use of the term, private, has different applications in the FCB and DSC. In the FCB, buildings are further classified by ownership, according to the sector (ie public or private) of the intended owner of the building at the time of the approval. This classification does not apply to the DSC. The term, private dwelling, is used in DSC to indicate private occupancy.

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Relationship with Other Classifications

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1. As a classification used for a product based collection, the 1999 FCB has been updated in its structure to align with the internationally recognised Central Product Classification version 1.0 (CPC v1.0) and the Australian and New Zealand Standard Product Classification (ANZSCP), as far as is practical.

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For further information about the Functional Classification of Buildings please contact:

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Concordance: 1999 to 1986 classifications

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1999 FCB		1986 FCB	
1	Residential Buildings		
11	Separate, Kit and Transportable Houses		
111	Separate houses	011	Separate house (separated from other houses by space to allow access on all sides)
112	Kit houses	012	Kit house
113	Transportable/relocatable houses	019	Transportable house (excluding caravans and mobile homes)
12	Semi-detached, row or terrace house, townhouses,		
121	One storey	021	One storey
122	Two or more storeys	022	Two or more storeys
13	Flats, units or apartments		
131	In a one or two storey block	023	One or two storeys
132	In a three storey block	024	Three storeys
133	In a block of four or more storeys	025	Four or more storeys (should have an elevator)
134	Attached to a house	026	Flat, unit or apartment attached to a house
19	Other residential building n.e.c		
191	Other residential building n.e.c	029	Other residential building n.e.c
2	Commercial Buildings		
21	Retail and wholesale trade buildings		
211	Retail and wholesale trade buildings	040	Shops
22	Transport buildings		
221	Passenger transport buildings	070	Other business premises
222	Non-passenger transport buildings	070	Other business premises

223	Commercial carparks	070	Other business premises
224	Transport buildings n.e.c.	070	Other business premises
23	Offices		
231	Offices	060	Offices
29	Commercial buildings n.e.c.		
291	Commercial buildings n.e.c.	070	Other business premises

1999 FCB		1986 FCB	
3	Industrial Buildings		
31	Factories and other secondary production buildings		
311	Factories and other secondary production buildings	050	Factories
32	Warehouses		
321	Warehouses (excluding produce storage)	070	Other business premises
33	Agricultural and aquacultural buildings		
331	Agricultural and aquacultural buildings	070	Other business premises
		120 (part)	Miscellaneous
39	Other industrial buildings n.e.c.		
391	Other industrial buildings n.e.c.	070	Other business premises
		120 (part)	Miscellaneous
4	Other non-residential buildings		
41	Education buildings		
411	Education buildings	080	Educational
42	Religion buildings		
421	Religion buildings	090	Religious
43	Aged care facilities		
431	Aged care facilities	100	Health & aged care
		120 (part)	Miscellaneous
44	Health buildings		
441	Hospitals	100	Health
442	Health buildings n.e.c.	100	Health
45	Entertainment and recreation buildings		
451	Entertainment and recreation buildings	110	Entertainment and recreational
		080	Educational (museums)

46	Short term accommodation buildings		
461	Self contained, short term apartments	030	Hotels, motels, etc
462	Hotels (predominately accommodation), motels, boarding houses, hostels or lodges	030	Hotels, motels, etc
463	Other short term accommodation buildings n.e.c.	030	Hotels, motels, etc
49	Non-residential buildings n.e.c.		
491	Other Non-residential buildings n.e.c.	070	Other business premises
		120 (part)	Miscellaneous

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Concordance: 1986 to 1999 classifications

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1986 FCB		1999 FCB	
	Residential Buildings		
	Houses		
011	Separate house (separated from other houses by space to allow access on all sides)	111	Separate houses
012	Kit house	112	Kit houses
019	Transportable house (excluding caravans and mobile homes)	113	Transportable or relocatable house
	Other residential buildings		
	Semi-detached, row or terrace house, townhouse, duplex, etc (dwellings having their own private grounds and no other dwellings above or below)		
021	One storey	121	One storey
022	Two or more storeys	122	Two or more storeys
	Flat, unit or apartment (dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell) in a building of:		
023	One or two storeys	131	One or two storeys
024	Three storeys	132	Three storeys
025	Four or more storeys (should have elevator)	133	Four or more storeys

026	Flat, unit or apartment attached to a house	134	Attached to a house
029	Other residential buildings n.e.c	191	Other residential buildings n.e.c
	Non-residential building		
030	Hotels, motels, etc	461	Self contained, short term apartments
		462	Hotels (predominately accommodation), motels, boarding houses, hostels or lodges
		463	Other short term accommodation buildings n.e.c.
040	Shops	211	Retail and wholesale trade buildings
050	Factories	311	Factories and other secondary production buildings
060	Offices	231	Offices
070	Other business premises	221	Passenger transport buildings
		222	Non-passenger transport buildings
		223	Commercial carparks
		224	Other transport buildings n.e.c.
		291	Other commercial buildings n.e.c.
		321	Warehouses (excluding produce storage)
		331	Agricultural and aquacultural buildings
		391	Industrial buildings n.e.c.
		491	Other non-residential buildings n.e.c.
080	Educational	411	Education buildings
		451	Entertainment and recreation buildings
090	Religious	421	Religion buildings
100	Health	431	Aged care facilities
		441	Hospitals
		442	Health buildings n.e.c.
110	Entertainment and recreational	451	Entertainment and recreation buildings
120	Miscellaneous	331	Agricultural and aquacultural buildings
		391	Other industrial buildings n.e.c.
		431	Aged care facilities
		491	Other Non-residential buildings n.e.c.

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Glossary

Agricultural activity

Activity that involves the cultivation of the soil and rearing of animals.

Alterations and additions

Building activity carried out on existing buildings.

Aquacultural activity

Activity that involves the cultivation of plants or breeding of animals in water.

Building

A rigid, fixed and permanent structure with a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock.

Commercial trade

Trade that involves the exchange of merchandise or services for financial return.

Conversion

Building activity which converts a non-residential building to a residential building, such as the conversion of a warehouse to residential apartments.

Dwelling

A suite of rooms contained within a building which are self-contained and intended for long-term residential use. To be self-contained the suite of rooms must possess cooking and bathing/shower facilities as building fixtures.

Dwellings can be classified by the sector of the intended owner; eg

- **Private dwellings** A dwelling that is build for the purpose of a private residence. In the context of a specific building "Private" infers the sector of intended owner of the completed building at the time of approval;
- **Other dwellings** Includes all dwellings other than houses. They can be created by:
 - the creation of new other residential buildings (e.g. flats);
 - either new or alteration/additional work to an existing residential building;
 - either new or alteration/additional work on a non-residential building; and
 - conversion of a non-residential building to a residential building creating more than one dwelling unit.)

Group accommodation

Communal accommodation provided by an institution to enable it's members, workers, students or inhabitants ease of access to accommodation whilst they participate in the broader institutional activity of the organisation. Group accommodation may consist of dormitory style accommodation, providing group dining and bathing facilities or it may provide self-contained facilities. Access to group accommodation is generally dependent on the individual's continued participation in the broader institutional activity of the organisation.

House

A detached building used for long term residential purposes and consisting of only one dwelling unit. For instance, detached 'granny flats' and detached dwelling units (eg. caretaker's residences) associated with a non-residential building are defined as houses.

New building work

Building activity which will result in the creation of a building which previously did not exist.

New building work can be further split into by the type of building for which the activity is done, eg **New other residential building work** where building activity results in the creation of a residential building other than a house, which previously did not exist.

Non-residential building

A non-residential building is primarily intended for purposes other than long term residential purposes. Note that, on occasions, one or more dwelling units may be created through non-residential building activity. Non-residential building activity includes commercial and industrial building activity such as the building of factories for manufacturing purposes. This category also includes buildings for short term residential accommodation, such as hotels and motels.

Retail trade

Involves trading new or used goods to final consumers for personal or household consumption.

Secondary production building

A secondary production building includes those buildings in which raw materials produced in primary production are turned into final goods.

Short term accommodation

Building establishments that offer accommodation for a minimum of one night and a maximum of two months stay. It includes hotels, motels, hostels, boarding houses, guest houses, and holiday apartment buildings.

Type of Work Classification

The Type of Work Classification refers to the building activity carried out: New; Alterations and additions; or Conversion.

Wholesale trade

Involves sale of new or used goods or the resale of new or used goods to businesses or institutions.

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